

COUNCIL MINUTES
TIGARD CITY COUNCIL MEETING
JUNE 28, 2005

- Mayor Dirksen called the meeting to order at 6:30 p.m.
- Council Present: Mayor Dirksen; Councilors Harding, Sherwood, Wilson, and Woodruff.

> ADMINISTRATIVE ITEMS

- Mayor Dirksen requested Consent Agenda Item No. 3.4 be removed for separate consideration so that this creative solution can be presented for the public's information.
- Agenda Item 3.5 will be removed from the Consent Agenda for separate discussion. Councilors Harding and Wilson advised they had concerns. In addition, City Council received an e-mail notification from Mr. Brian Wegener advising of his concerns about this item. A copy of this e-mail is on file in the City Recorder's office.
- City Council received preliminary program information for the League of Oregon Cities Conference: November 10-12, 2005 – Hilton Eugene Conference Center
- Interim City Manager Prosser requested adding a study session item - Discussion of Park and Open Space Land Acquisition Criteria - to tonight's agenda.
- The Council was invited to attend the dedication of Hillsboro's City Hall on July 16 at 10 a.m. Councilor Harding and Councilor Woodruff indicated they might be able to attend.
- Metro is holding "Get Centered" at the Round in Beaverton on July 26 from 4 to 7 p.m. Councilor Woodruff plans to attend.
- City Council was reminded of the tour of the Wilsonville Water Treatment Plant is tomorrow. Councilor Harding advised she had already toured the plant.
- Council Calendar:
 - June 29 S Carolyn Long Reception – 6/29/05, 1-3 p.m. – Chamber Building
 - July 4 4th of July Celebration and Holiday – City Offices Closed
 - July 7-8 City Manager Assessment Center
 - July 12 Council Business Meeting – 6:30 p.m. – Town Hall
 - July 19 Council Workshop Meeting – 6:30 p.m. – Town Hall
 - July 26 Council Business Meeting – 6:30 p.m. – Town Hall

- EXECUTIVE SESSION: The Tigard City Council went into Executive Session at 6:35 p.m. to consider the employment of a public officer, employee, staff member or individual agent and to conduct real property transaction negotiations under ORS 192.660(2)(a) and (2)(e).

Executive Session concluded at 7:06 p.m.

> DISCUSSION OF PARK AND OPEN SPACE LAND ACQUISITION CRITERIA

City Council received a copy of a June 23, 2005, memorandum from Public Works Director Koellermeier to Interim City Manager Prosser regarding a "Resolution Setting forth Land Acquisition Principles and Land Acquisition Evaluation Matrix/Criteria."

Public Works Director Koellermeier advised that the purpose of this discussion with the City Council is to receive additional input regarding the proposed resolution adopting guiding principles for consideration when purchasing park and greenway properties.

Public Works Director Koellermeier explained two new issues and requested the City Council's input regarding:

1. No. 17 on the Land Evaluation Matrix/Criteria states: Is construction on the property prohibited by land use regulations? If so, the City establishes that in these cases, value of parks SDC credits are established at ten percent (10%) of the per-acre value of greenway set forth in the parks SDC methodology. (\$130,000 per acre) – 10% of \$130,000 = \$13,000 per acre.

Public Works Director Koellermeier said he anticipates that developers might have concerns with the 10% value.

Discussion included the right of the City to decline acceptance of land offered by a developer.

2. No. 18 on the Land Evaluation Matrix/Criteria states: "When will the land be threatened by development? The answer should be on a scale of 1 to 5, with a "1" meaning that there is no threat (and thus should not be considered for purchase at this time), and a "5" meaning within the next two years (highest priority score)."

There was discussion regarding how the criteria would be utilized. It was noted that it would be difficult to anticipate all the scenarios that might occur as property becomes available or is offered to the City. The criteria will be used as a tool to help make property-purchase decisions; that is, how to evaluate given the funding that can be utilized. The decisions will remain judgment decisions.

Interim City Manager Prosser suggested that the proposed resolution be reworded to clarify that the criteria are general guides that than "hard and fast" rules.

The criteria will be helpful when the City is contacted by community members about property they would like to see purchased for parks or greenway. Sometimes this property is under development review, which likely means it will be expensive. Councilor Wilson commented that the City is not in the business of rescuing property; rather, the City Council does not want to lose opportunities to purchase park or greenspace properties. Councilor Woodruff suggested that citizens be informed via a front-page article in the *Cityscape* of the City's interest in learning about potential park or greenspace properties

After discussion, City Council consensus was for staff to revise the resolution in keeping with the City Council's discussion, which will then be presented to the City Council for its formal consideration. Item Nos. 17 and 18 will be added to the evaluation matrix.

Study Session concluded at 7:24 p.m.

1. BUSINESS MEETING

- 1.1 Mayor Dirksen called the City Council & Local Contract Review Board to order at 7:30 p.m.
- 1.2 City Council Present: Mayor Dirksen and Councilors Harding, Sherwood, Wilson and Woodruff.
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports: None
- 1.5 Call to Council and Staff for Non-Agenda Items: None

2. CITIZEN COMMUNICATION

- . Alice Ellis Gaut, 10947 SW Chateau, Tigard, OR requested that Consent Agenda Item No. 3.5 be pulled for separate consideration. Ms. Gaut asked that the Council consider other options rather than having a paved parking lot at this location including considering an area that would be pervious. While a pervious parking area might be more expensive to install, she suggested it might be less cost, over time, to maintain a pervious parking area. Mayor Dirksen advised that this item would be considered separately by the City Council.
- . Pavel Goberman, P. O. Box 1664, Beaverton OR 97075 – requested that City look into giving Raz Transportation a larger sign along Highway 99W as he feels it is a safety issue. Mr. Goberman submitted a letter to the Council outlining his concerns.

- Michael A. Smith, P O Box 231235, Tigard, OR 97281 – Mr. Smith submitted a letter outlining his request upon behalf of his clients who own property at 11990 SW 72nd Avenue. The request was to defer certain development standards and that he disagreed with the interpretation of what constitutes a “development.” He advised of his clients’ circumstances who believe the requirements are unfair, unnecessary or could be postponed without ill effect to the City or to surrounding neighbors. Mayor Dirksen told Mr. Smith that this matter would be reviewed by staff to determine what could be done.
- Gretchen Buehner, 13249 SW 136th Place, Tigard, OR 97223 requested City Council direct that a detailed article be prepared on SDC funds and other funds explaining how they work and the restrictions for use of the funds. She said the City could do a better job of public education. She referred to a recent presentation by Interim Finance Director Imdieke, where he did a good job of explaining the use of different funds. Mayor Dirksen thought a Cityscape article would be a good idea as well as posting this information on the City’s website. He also announced that the City will be offering a Citizens Academy designed to offer education about local government operations.
- Follow-up to Previous Citizen Communication

Interim City Manager Prosser reported that at the June 14, City Council meeting:

- Gretchen Buehner thanked the City for quickly completing Fern Street construction. Ms. Buehner also submitted a letter outlining a process to make the entrances to the City more inviting. Her letter was forwarded to Public Works staff for review.

3. CONSENT AGENDA:

Mayor Dirksen reviewed Consent Agenda Item Nos. 3.1 to 3.3. Item Nos. 3.4 and 3.5 were removed for separate discussion and consideration.

- 3.1 Approve Council Minutes for May 10 and 17, 2005
- 3.2 Adopt a Resolution Appointing Cecilia Nguyen, Jan Thenell and David Burke to Four-Year Terms on the Library Board

RESOLUTION NO. 05 - 43 - A RESOLUTION MAKING THE FOLLOWING APPOINTMENTS TO THE LIBRARY BOARD: CECILIA NGUYEN, JAN THENELL AND DAVID BURKE TO FOUR-YEAR TERMS

3.3 Adopt a Resolution Making Appointments to the City Center Advisory Commission

RESOLUTION NO. 05-44 - A RESOLUTION APPOINTING MEMBERS TO THE CITY CENTER ADVISORY COMMISSION

Motion by Councilor Wilson, seconded by Councilor Sherwood, to approve the Consent Agenda, Items 3.1 to 3.3.

The motion was approved by a unanimous vote of Council present:

Mayor Dirksen:	Yes
Councilor Harding:	Yes
Councilor Sherwood:	Yes
Councilor Wilson:	Yes
Councilor Woodruff	Yes

Mayor Dirksen introduced and welcomed newly appointed Library Board member Cecelia Nguyen.

Mayor Dirksen read the names of newly appointed members to the City Center Advisory Commission. The City is seeking City residents and property owners to serve on this committee. Mayor Dirksen urged the public to keep informed and give input on the downtown effort. He described the charge of the City Center Advisory Commission as outlined in Resolution No. 05-44.

Council discussed Item 3.5:

3.5 Local Contract Review Board:

- a. Award a Contract for the Construction of a Parking Lot and Pathway East of Hall Boulevard to S-2 Contractors

City Engineer Duenas presented the staff report. The project is for construction of a parking lot and pathway leading to the existing park shelter east of Hall Boulevard and north of the library. The parking lot would serve users of the shelter and City maintenance workers. In addition, the City wanted to retain the driveway access (Oregon Department of Transportation) access to Hall Boulevard.

During City Council discussion, it was noted that the shelter was approved to be built at the location where a house had been standing, which burned down shortly after the City bought the property. Due to some restrictions associated with wetlands and a swale, the shelter was built at the same location as the house. The

Council discussed whether it would want to have a small parking lot at the shelter given the changes that have occurred over time to the original idea, which was to have the house be used for meetings. There was a comment that if it was not too expensive, perhaps the shelter should be moved. Another comment was about the possibility of providing some parking area made of pervious material. City Engineer Duenas confirmed that the Fanno Creek Trail will not continue through at this location.

Motion by Councilor Sherwood, seconded by Councilor Harding, to not approve the expenditure of funds for a parking lot as presented.

The motion was approved by a unanimous vote of Council present:

Mayor Dirksen:	Yes
Councilor Harding:	Yes
Councilor Sherwood:	Yes
Councilor Wilson:	Yes
Councilor Woodruff	Yes

3.4 Adopt a Resolution Authorizing a Substitution of Funding for the Tualatin River Pedestrian Bridge and Washington Square Regional Center Trail Projects - Resolution No. 05 - 45

Mayor Dirksen said he asked for this item to be considered separately by the City Council as he wanted to compliment staff on their creativity to use funds to proceed on this project. He noted this action also preserved funding opportunities.

RESOLUTION NO. 05-45 - A RESOLUTION AUTHORIZING SUBSTITUTION OF FUNDING FOR THE TUALATIN RIVER PEDESTRIAN BRIDGE AND THE WASHINGTON SQUARE REGIONAL TRAIL PROJECTS

Motion by Mayor Dirksen, seconded by Councilor Sherwood, to approve Consent Agenda Item 3.4 (Resolution No. 05-45)

The motion was approved by a unanimous vote of Council present:

Mayor Dirksen:	Yes
Councilor Harding:	Yes
Councilor Sherwood:	Yes
Councilor Wilson:	Yes
Councilor Woodruff	Yes

4. JOINT MEETING WITH THE PLANNING COMMISSION TO REVIEW AND DISCUSS IMPLEMENTATION AND FUNDING FOR THE DOWNTOWN IMPROVEMENT PLAN

Planning Commissioners Present: Buehner, Caffall, Duling, Munro, Padgett, and Walsh.

Downtown Task Force Members Present: Barkley, Henderson, Marr, and Munro.

- a. Staff Report: Community Development Director Hendryx introduced this agenda item.

The City Council and Planning Commission were presented with information on the proposed priority projects for the Downtown and the recommended funding sources as proposed by the Task Force and consultants. Comments by the City Council and Planning commission will be provided to the urban renewal consultants for the urban renewal plan.

The urban renewal effort will be separate from the Downtown Plan. Urban renewal is one of the funding mechanisms for implementation of the Plan.

Highlights of the review included:

- steps needed to make the plan a reality
- a review of the implementation program
- suggested catalyst projects
- review of the conceptual design alternatives (ideas to be flushed out over the coming months and years)
- potential funding sources for plan implementation (cost estimates not yet available)
- capital improvement projects for the downtown area
- activities planned for the first five years

- b. Discussion

Parking – would it be possible to consolidate parking into lot(s) similar to what the City of Cannon Beach has done. Community Development Director Hendryx acknowledged that the Task Force has concerns about parking. This issue has been reviewed; however, specifics have not been worked out. Some changes have been made to the Development Code. For example, shared parking is now allowed. Perhaps shared parking space could be funded (considered) within the urban renewal plan.

Other changes may come through as amendments to the Comprehensive Plan. Community Development Director Hendryx advised that at the next Task Force meeting, land use components will be reviewed. Measure 37 requirements complicates the process, but effort will be made to expedite.

Planning Commissioner Buehner suggested that the City Council and Planning Commission meet jointly to review land use recommendations in order to move this forward quickly.

Councilor Wilson offered that the Downtown Plan might be able to move independently from the Comprehensive Plan update.

Community Development Director Hendryx reminded those present that the City Council/Budget Committee approved funding for two additional staff positions: an urban renewal planner and a Comprehensive Plan senior planner.

Mayor Dirksen serves as the City Council liaison to the Downtown Task Force. He said that after months of discussion and brainstorming, it was exciting to see some results. He added that urban renewal will fund public facility improvements, not private development.

Planning Commission President Padgett talked about allowing mixed uses in the downtown as was done for the Tigard Triangle area. He said zoning changes could offer opportunities for affordable housing. He suggested the downtown area be expanded to the north to allow for redevelopment of that area as well.

Downtown Task Force Chair Marr clarified that some of the information presented tonight included the Ash Avenue Extension. He said this should have been removed from the Downtown Plan. The Downtown Plan ends at Fanno Creek.

Councilor Woodruff, for the benefit of the viewing audience, advised there will be a considerable education process as the Plan moves forward.

5. PRESENTATION FROM TUALATIN VALLEY FIRE AND RESCUE (TFV&R)

- a. Staff Introduction: Public Works Director Koellermeier introduced TVF&R Director of Community Services Walt Peck.

b. Discussion

Mr. Peck reported on recent TVF&R activities. He thanked the City of Tigard for being a good partner. TVF&R, as a regional provider can provide a high level of service to a number of smaller communities. Mr. Peck suggested Tigard should consider Captain Dawson as the "fire chief" for the City of Tigard.

Mr. Peck reviewed Tigard's and TVF&R's collaboration efforts, which included joint incident management teams. He praised the City for joining in on the activities associated with the Office of Consolidated Emergency Management. He advised that Tigard is doing a good job in emergency and local community planning and acknowledged the work done by City of Tigard Program Assistant Mike Lueck. Mr. Peck said that it will be imperative for cooperation across jurisdictional boundaries to respond to a large incident.

Mr. Peck thanked Mayor Dirksen for his participation in TVF&R events.

Mr. Peck noted the Gaarde area needs better emergency response times and TFV&R is looking to site an additional fire station in the area; however, no land appears to be available at this time. He reviewed past problems with the Bonita Villa apartment complex and advised that it was discovered many issues were related to language and cultural barriers. Much has been done to educate apartment residents about fire safety.

Mr. Peck outlined steps to be taken, with the support of local law enforcement and a proactive approach with the media, regarding problems with illegal fireworks. Also Washington County Consolidated Communications Agency will be relaying information about illegal fireworks to local jurisdictions with priorities assigned to threats to life or property.

Mayor Dirksen reminded the public they could celebrate the 4th of July by attending the Old Fashioned 4th of July Celebration at Cook Park.

6. METRO UPDATE ON HIGHWAY 217 CORRIDOR STUDY

- a. Staff Introduction: Community Development Director Hendryx introduced Brian Moore (former City of Tigard City Councilor) who is the Chair of the Highway 217 Policy Advisory Committee. Mr. Moore and Bridget Wieghart, Metro Transportation Planner, presented an

update on this item. A PowerPoint presentation was reviewed with the City Council; a copy is on file with in the City Recorder's office.

b. Discussion

The Policy Advisory committee expects to make a recommendation to the Metro Council in early fall. The primary issues concern safety and congestion. Possible funding sources will be identified, including a toll road option. There was discussion on toll roads – this funding option is being brought up more frequently, especially when new, major improvements are being considered.

7. COUNCIL LIAISON REPORTS: None

8. NON AGENDA ITEMS: None

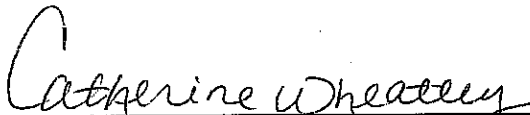
9. EXECUTIVE SESSION: Not held.

10. ADJOURNMENT


Motion by Councilor Woodruff, seconded by Councilor Harding, to adjourn the meeting at 9:26 p.m.

The motion was approved by a unanimous vote of Council present:

Mayor Dirksen:	Yes
Councilor Harding:	Yes
Councilor Sherwood:	Yes
Councilor Wilson:	Yes
Councilor Woodruff	Yes


Catherine Wheatley, City Recorder

Attest:



Mayor, City of Tigard
Date: July 26, 2005

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